107.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,203,400 / 1,203,400
					USE VALUE:	1,203,400 / 1,203,400
					ASSESSED:	1,203,400 / 1,203,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAYER PAUL/CANTOR ELAYNE
Owner 2:	TRS/15 OLDHAM TRUST
Owner 3:	
Street 1:	15 OLDHAM ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BAYER PAUL -
Owner 2:	CANTOR ELAYNE -
Street 1:	15 OLDHAM ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,450 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1937, having primarily Wood Shingle Exterior and 2479 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12450.000	647,300	600	555,500	1,203,400
Total Card	0.286	647,300	600	555,500	1,203,400
Total Parcel	0.286	647,300	600	555,500	1,203,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.46 | /Parcel: 485.4

Legal Description

User Acct

68143

GIS Ref

GIS Ref

Insp Date

09/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 107.0-0002-0001.0

!8393!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	647,300	600	12,450.	555,500	1,203,400	1,203,400	Year End Roll	12/18/2019
2019	101	FV	502,800	600	12,450.	555,500	1,058,900	1,058,900	Year End Roll	1/3/2019
2018	101	FV	501,800	600	12,450.	476,100	978,500	978,500	Year End Roll	12/20/2017
2017	101	FV	501,800	600	12,450.	444,400	946,800	946,800	Year End Roll	1/3/2017
2016	101	FV	501,800	600	12,450.	380,900	883,300	883,300	Year End	1/4/2016
2015	101	FV	441,200	600	12,450.	341,200	783,000	783,000	Year End Roll	12/11/2014
2014	101	FV	441,200	600	12,450.	315,800	757,600	757,600	Year End Roll	12/16/2013
2013	101	FV	451,200	600	12,450.	301,100	752,900	752,900		12/13/2012

PRINT

Date	Time
12/10/20	22:58:09

LAST REV

Date	Time
10/03/18	14:51:41

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8393

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAYER PAUL,	1253-49		6/6/2002	Family	1	No	No		
GIULINO ANTHONY	1251-169		5/3/2002		750,000	No	No		
GIULINO ANTHONY	1185-195		4/10/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2012	1479	Manual	3,700	C				
4/7/2010	266	Porch	25,660	C				ADD 15X17 SCREEN P
7/24/2007	610	Re-Roof	13,900					
6/2/1999	350	Manual	8,000					REPLACE BLADES ON

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS&NOTICE	BS	Barbara S
5/1/2013	Info Fm Prmt	EMK	Ellen K
2/14/2009	Meas/Inspect	372	PATRIOT
8/5/2002	MLS	MM	Mary M
11/10/1999	Mailer Sent		
10/27/1999	Measured	243	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68143
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12450		Sq. Ft.	Site		0	70.	0.64	4									555,451						555,500	

Total AC/HA: 0.28581 | Total SF/SM: 12450 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 555,451 | Spl Credit | Total: 555,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	Natural		
View / Desir:	DV - GDV		

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15578032
Const Adj.:	1.19988000
Adj $ / SQ:	173.350
Other Features:	88320
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	795199
Depreciation:	147907
Depreciated Total:	647292

COMMENTS

WINDMILL HOUSE. 1/2GAS HEAT=FORCEDH/A..

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

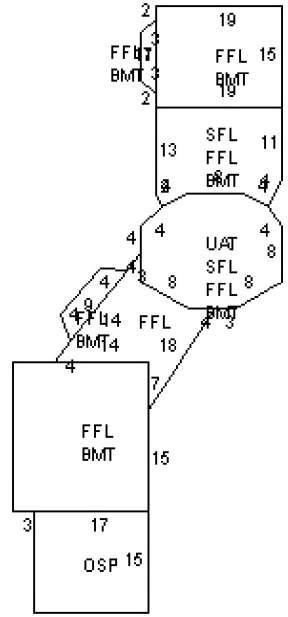
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	253.09
Special Features:	0	Val/Su Net:	172.61
Final Total:	647300	Val/Su SzAd	311.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,544	173.350	267,652
BMT	Basement	1,343	62.150	83,462
SFL	Second Floor	532	173.350	92,222
OSP	Screen Porch	255	30.320	7,731
UAT	Upper Attic	76	69.340	5,270

Net Sketched Area:	3,750			Total:	456,337
Size Ad	2075.9999	Gross Are	4006	FinArea	2479

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	1960	0.00	T	40	101						
19	Patio	D	Y	1	16X20	A	AV	1960	3.42	T	40.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600